



# CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road  
Port Huron Twp., Michigan 48060  
[www.porthurontownship.org](http://www.porthurontownship.org)

Phone: (810) 987-6600  
Fax: (810) 987-6712

## Planning Commission Agenda

Thursday, November 5<sup>th</sup> 2020 at 7:00 pm

Under Governors Orders everyone that is present must wear masks and social distance

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Minutes – October 1<sup>st</sup> 2020
6. Correspondence
7. General Public Comment
8. Public Hearings: None
  - a. Public Hearing for the proposed ordinance changes to the existing “Section 40-666 Accessory Buildings to include regulations regarding Accessibility and Residential and Commercial Accessory Structures.
9. Old Business:
10. New Business:
  - a. Discussion and Recommendation regarding the proposed ordinance changes to the existing “Section 40-666 Accessory Buildings to include regulations regarding Accessibility and Residential and Commercial Accessory Structures.
  - b. Discussion regarding proposed ordinance changes to the existing “Section 40-737 Fences” to allow greater flexibility and review for fences.
11. Reports
  - a. Kirk Lavigne – Update
  - b. Township Board Report – John Reno
  - c. Zoning Board of Appeals Report – Jerry Sebastian
12. Adjournment

Amended





# CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road  
Port Huron Twp., Michigan 48060

Phone: (810) 987-6600  
Fax: (810) 987-6712

## MINUTES OF THE REGULAR MEETING FOR THE CHARTER TOWNSHIP OF PORT HURON PLANNING COMMISSION HELD THURSDAY, NOVEMBER 5, 2020, 7:00 P.M., TOWNSHIP HALL, 3800 LAPEER RD, PORT HURON, MI 48060

### **1. Call to Order**

The Meeting was called to order by Vice-Chairman Stephen Tetreau at 7:00 P.M.

### **2. Pledge of Allegiance**

### **3. Roll Call**

Attended: Laura Covyew, Mark Kovach, Trustee John Reno, Ivan Smith, and Stephen Tetreau.

Absent: Sheri Faust and Jerry Sebastian.

Also Present: Building/Planning/Zoning Administrator Kirk Lavigne, Kaitlyn Drake, Terry Hendrick, Samantha Whitmore, and Recording Secretary Betty Child.

### **4. Agenda Approval**

Motion by Trustee Reno, support by Member Smith, to approve the amended agenda as distributed. Hearing no objections, Vice-Chairman Tetreau called for a voice vote. All in favor, the amended agenda was approved.

### **5. Approval of Minutes, October 1, 2020**

Motion by Member Smith, support by Trustee Reno, to approve the amended minutes as distributed.

Two additional corrections to be included:

- Under Call to Order: correct Chairman Stephen Sebastian to Chairman Jerry Sebastian.
- Correction to visitor name: Terry Kendrick to Terry Hendrick.

Hearing no objections or further comments, Vice-Chairman Tetreau called for a voice vote. All in favor, the amended minutes were approved.

### **6. Correspondence**

There being none, Vice-Chairman Tetreau moved to General Public Comment.

### **7. General Public Comment**

There being none, Vice-Chairman Tetreau moved to Public Hearings.

### **8. Public Hearings**

**(a) Public Hearing for the proposed ordinance changes to the existing "Section 40-666 Accessory Buildings to include regulations regarding Accessibility and Residential and Commercial Accessory Structures".**

There being no comments, motion by Trustee Reno, support by Member Covyew, to close the Public Hearing. Vice-Chairman Tetreau called for a voice vote. All in favor, Public Hearing closed.

### **9. Old Business**

There being none, Vice-Chairman Tetreau moved to New Business.

## **10. New Business**

### **(a) Discussion and Recommendation regarding the proposed ordinance changes to the existing “Section 40-666 Accessory Buildings to include regulations regarding Accessibility and Residential and Commercial Accessory Structures”.**

Members were presented an outline with proposed updates which included item (d) Additional Miscellaneous Accessory Structures with recommended regulations. It was requested recommendation of approval or denial, as is or with suggested changes to be sent to the St Clair County Metropolitan Planning Commission for their review and recommendation followed by approval or denial from the Township Board.

Comments from the Members included:

- Kirk Lavigne: noted a change under Item 4, #10 changing the days of compliance from sixty (60) to ninety (90) days; included notation to pools and solar panels; and donation boxes.
- Trustee Reno: the points were good and should be approved.
- Member Smith: agreed with proposed changes and recommended approval.

Motion by Trustee Reno, support by Member Smith, to recommend approval and forward to SCCMPC for action. Hearing no further comments, Vice-Chairman Tetreau called for a voice vote. All in favor, motion carried.

### **(b) Discussion regarding proposed ordinance changes to the existing ‘Section 40-737 Fences’ to allow greater flexibility and review for fences.**

Kirk Lavigne presented proposed changes and included ordinances from local municipalities along with scenarios of fencing possibilities. Currently, the Township’s ordinance is complicated and restrictive and in need of revision.

Residents available for comment included:

- Kaitlyn Drake, 1091 Quain Lane: presented pictures of her fence which was constructed during the office closure and wished to keep it in place.
- Terry Hendrick, 3936 Ravenswood Road: was confused as to what the actual fencing requirements are.
- Samantha Whitmore, 2500 Campau Avenue: did not want to be restricted to a four (4) fence.

Comments from the Members included:

- Member Kovach: garages in front of the homes need further consideration.
- Trustee Reno: in favor of the six (6) foot height from the front of house to the side/rear yard setbacks.
- Member Smith: consider the ordinances in place for other municipalities.
- Kirk Lavigne: will make further changes and present at the next meeting.

Motion by Member Smith, support by Member Coveyow, to have the proposed revisions further defined and returned for discussion. Hearing no further comment, Vice-Chairman Tetreau called for a voice vote. All in favor, motion carried for further revisions.

## **11. Reports**

### **(a) Township Administration – Kirk Lavigne**

- Dollar General on Dove Road is now open for business.
- The cash bond for The Dance Company, from Brian and Laurie Langolf, has been paid.
- Ed Quain has provided additional information requested to proceed with his project.

### **(b) Township Board – John Reno**

- Budget Meeting: working on proposed budgets for 2021.
- Water line work: done for the season, to resume in the spring.

**(c) Zoning Board of Appeals**

- There being no meeting, there was nothing to report.

**12. Adjournment**

Motion by Member Smith, support by Trustee Reno, at 8:23 P.M. to adjourn. Hearing no objections, Vice-Chairman Tetreau called for a voice vote. All in favor, the meeting was adjourned.

Submitted by Betty Child